
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1337 Good Hope Road, SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	April 28th, 2022	X	Concept Review
H.P.A. Number:	21-500		Alteration
		X	New Construction
			Demolition

Recovery Café DC, with plans prepared by Cunningham Quill Architects, returns to the Board for an on-going concept review for construction of a five-story mixed use building in the recently expanded boundaries of the Anacostia Historic District.

When last reviewed in January, the applicant had revised the project in response to the Board's earlier recommendations. The Board did not take a formal vote or action to allow the community time to review and provide comment on the project design and their preservation concerns.

After discussions with HAPS, the applicant has revised their proposal further to reduce the appearance of the height and to set back the fifth floor. The material has been revised to include additional brick cladding variations. The brick cladding on the corner now continues onto the side elevation. The side elevation has been revised to be reduced from four pavilions to three; the pavilions would be clad in cementitious panels with the reveals between them clad in brick. The fenestration includes double ganged windows along the front and side elevation with large glazing along the bottom storefront.

Evaluation

Setting back the fifth floor and penthouse is a substantial improvement on the scale of the project along Good Hope Rd and is successful in relating the building to the smaller-scaled historic buildings in the existing and expanded historic district. The revised wider corner element successfully breaks the large massing proportions. The fenestration and a higher proportion of glazing are appropriate and welcoming. The compatible masonry cladding along the front and side elevation relates to the historic brick along Good Hope Rd.

Recommendation

HPO recommends that the Board find the revised concept to be compatible with the character of the Anacostia Historic District and to delegate final approval to staff.

HPO contacts: Steve Callcott and Imania Price